

**MINUTES OF THE 53<sup>rd</sup> MEETING OF THE MONITORING COMMITTEE HELD  
ON 27.04.2015 AT 4.30 PM IN MAIN CONFERENCE HALL OF CMDA**

**Members Present:**

1. Thiru Dharmendra Pratap Yadav, I.A.S.,  
Vice-Chairman (i/c), CMDA and  
Convenor, Monitoring Committee
2. Thiru Vikram Kapur, I.A.S.,  
Principal Secretary/Commissioner,  
Corporation of Chennai
3. Thiru M.G. Devasahayam, I.A.S., (Retd.,)

**Representatives:**

4. Thiru S. Vijayasekar,  
Joint Director (Northern Region),  
DF & RS
5. Thiru B. Uma Sankar  
SE/CEDC/Chennai Central  
TANGEDCO
6. Tmt. B. Dakshayani,  
DBCWO, APA(I/c),  
Chennai District

**Special Invitees:**

7. Thiru A. Karthik, I.A.S.,  
Member-Secretary, CMDA
8. Thiru S. Selvakumar,  
Chief Planner/APU, CMDA
9. Tmt. M. Geetha,  
Chief Planner/Reg.Unit, CMDA
10. Thiru G.A. Baskara Rajan  
Senior Law Officer, CMDA

11. Thiru S. Kumanan  
Senior Planner  
Regularisation Unit

12. Thiru C.K. Balasubramanian  
Senior Planner  
Enforcement Cell

**Agenda Item 53.01** Reg. Unit – Leave of absence at the 53<sup>rd</sup> Monitoring Committee Meeting

**Minutes** Leave of absence was granted to the following members to the 53<sup>rd</sup> Monitoring Committee Meeting.

1. Dr. M. Saikumar, I.A.S.,  
Chairman cum Managing Director,  
TANGEDCO
2. Dr. B. Chandra Mohan, I.A.S.,  
Managing Director,  
CMWSSB
3. Tmt. E. Sundaravalli, I.A.S.,  
Chennai District Collector
4. Thiru Ramesh Kudawla, I.P.S.,  
ADGP  
Director of Fire and Rescue Services
5. Prof. Suresh Kuppaswamy,
6. Thiru Durganand Balsavar,  
Architect and Urban Planner

**Agenda Item 53.02** Minutes of the 52<sup>nd</sup> Meeting of the Monitoring Committee – Confirmation of the minutes and Action Taken Report – Subject placed before the Monitoring Committee

**Minutes** Confirmed

**Agenda Item No. 53.03** CMDA – Reg. Unit – Reg.MSB Dn. – Regularisation of BF+GF+7F commercial cum residential building at Door No. 163/1, Prakasam Salai Broadway in R.S. No. 5679/1, 5680 & 5682, Block No.50 of G.T. Area Chennai – Evidence furnished – Subject placed before Monitoring Committee for decision – Regarding.

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **BF+GF+7F commercial cum residential building at Door No.163/1, Prakasam Salai, Broadway in R.S. No.5679/1, 5680 & 5682, Block No.50 of G.T. Area Chennai had been completed before 28.02.1999.** The Demolition Notice issued in CMDA letter no.EN2/5166/95 dated 04.07.1996 and Refusal letter issued in CMDA letter no.C3/10464/96, dated 01.08.1996 were accepted as credible evidences.

Regularisation may be considered subject to production of NOC from DF & RS and structural stability certificate and other usual conditions including collection of applicable charges and fees.

**Agenda Item No. 53.04** CMDA - Regularisation Unit – MSB Dn. – Regularisation of BF+GF+7F+8<sup>th</sup> Floor (part) Commercial building at Door No.3 pt. & 4, Moores Road in T.S. No. 77/11, 76/13 & 76/14 of Nungambakkam Village –Placed in 34<sup>th</sup> Monitoring Committee - Deferred – Discrepancy in floor area – Additional Evidences called for – Furnished – Examined – Credible Evidences – Subject placed before the Monitoring Committee for decision – Reg.

**Minutes** The Monitoring Committee on going through the file resolved to accept that the BF+GF+7F+8<sup>th</sup> Floor (part) Commercial building at Door No.3 pt. & 4, Moores Road in T.S. No.77/11, 76/13 & 76/14 of Nungambakkam Village had been completed before 28.02.1999. The property tax assessment notices with working sheet GRS. No. Z109/737, dated 01.03.1999 and Assistant Revenue officer, Revenue Dept., Zone IX of Corporation of Chennai letter No.ZOIXC No.R2/Spl./2012, dated 25.5.2012 were accepted as credible evidences.

Regularisation may be considered subject to removal of the steel truss structures constructed in the terrace floor of Block-I (6<sup>th</sup> floor) and in the terrace floor of Block-II ( 8<sup>th</sup> floor) and remittance of property tax arrears, after obtaining a re-assessment from Corporation of Chennai for the actual floor area for which regularization was applied for the period 1998-99 till date and submission of proof of the same to CMDA. The applicant has to submit the

NOC from DF & RS and structural stability certificate and the other usual conditions including collection of applicable charges and fees shall also apply.

**Agenda Item No. 53.05** CMDA – Reg. Unit – Reg.III Dn. – Regularisation of an individual residential flat at Flat No.C3, 41A, Beach Road, Kalashthera Colony, Besant Nagar, Chennai – 90 – Evidence furnished – Subject placed before Monitoring Committee for decision – Regarding.

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **individual residential flat at Flat No.C3, 41A, Beach Road, Kalashthera Colony, Besant Nagar, Chennai – 90** had been completed before 28.02.1999. The property tax assessment notice with working sheet GRS No. H155/305, dated 01.03.1999 of Corporation of Chennai was accepted as credible evidence.

Regularisation may be considered subject to usual conditions including collection of applicable charges and fees.

**Agenda Item No. 53.06** CMDA – Reg. Unit – Reg.III Dn. – Regularisation of an individual residential flat No. A2 in GF of GF+2F building at old door no. 5, new door no. 4, Plot No. 75, , “Deccan Dream”, 5<sup>th</sup> Street, S. No. 3884/1 (pt) Block No. 77 of Mylapore Village, Nandanam Extension, Chennai -35 – Evidence furnished – Subject placed before Monitoring Committee for decision – Regarding.

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **individual residential flat No. A2 in GF of GF+2F building at old door no. 5, new door no. 4, Plot No. 75, , “Deccan Dream”, 5<sup>th</sup> Street, S. No. 3884/1 (pt) Block No. 77 of Mylapore Village, Nandanam Extension, Chennai -35** had been completed before 28.02.1999. The property tax assessment notice with working sheet GRS No. Z116/490 dated 01.03.1999 of Corporation of Chennai was accepted as credible evidence.

Regularisation may be considered subject to remission of property tax arrears, after obtaining a re-assessment from Corporation of Chennai for the actual floor area for which regularization was applied for the period 1998-99 till date and submission of proof of the same to CMDA and usual conditions including collection of applicable charges and fees.

**Agenda Item No. 53.07** CMDA – Reg. Unit – Reg.III Dn. – Regularisation of an individual residential flat No. 5/4 in FF of GF+2F building at old door no. 5, new door no. 4, Plot No. 75, , “Deccan Dream”, 5<sup>th</sup> Street, S. No. 3884/1 (pt) Block No. 77 of Mylapore Village, Nandanam Extension, Chennai -35 – Evidence furnished – Subject placed before Monitoring Committee for decision – Regarding

**Minutes** The regularization application applied by Tmt. Guntur Ratnavathy is for regularization of First floor flat (typographic error as 2<sup>nd</sup> floor in Agenda). The Monitoring Committee on going through the file resolved to accept that the **individual residential flat No. 5/4 in FF of GF+2F building at old door no.5, new door no. 4, Plot No.75, , “Deccan Dream”, 5<sup>th</sup> Street, S. No. 3884/1 (pt) Block No.77 of Mylapore Village, Nandanam Extension, Chennai-35** had been completed before 28.02.1999. The property tax assessment notice with working sheet GRS No.Z116/492 dated 01.03.1999 of Corporation of Chennai was accepted as credible evidence.

Regularisation may be considered subject to remission of property tax arrears, after obtaining a re-assessment from Corporation of Chennai for the actual floor area for which regularization was applied for the period 1998-99 till date and submission of proof of the same to CMDA and usual conditions including collection of applicable charges and fees.

**Agenda Item No. 53.08** CMDA – Reg. Unit – Reg.III Dn. – Regularisation of GF + 2F+3F (pt) residential building with 4 dwelling units at Door No. 22/46A, Kandaswamy Street, T.S. No.88/2 of Pallipattu Village, Chennai – Evidence furnished – Subject placed before Monitoring Committee for decision – Regarding.

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **GF + 2F+3F (pt) residential building with 4 dwelling units at Door No.22/46A, Kandaswamy Street, T.S. No.88/2 of Pallipattu Village, Chennai** had been completed before 28.02.1999. The property tax revised assessment notice No.7 /14 -15 /1527, dated 11.08.2014 with effect from II/1998-99, issued by the Assistant Revenue Officer, Revenue Dept., Zone XIII of Corporation of Chennai was accepted as credible evidence. Regularisation may be considered subject to usual conditions including collection of applicable charges and fees.

**Agenda Item No. 53.09** CMDA – Reg.Unit – Reg. III Division – Regularisation of an Individual residential Flat No.11, 2<sup>nd</sup> Floor, D.No.87(Old No.38), “Gokulam Apartments”, 2<sup>nd</sup> Main Road, Gandhi Nagar, Adyar, R.S.No.9, T.S.No. 11, Block No. 30 of Kottur Village, Chennai – Evidence furnished – Subject placed before Monitoring Committee for decision-Regarding.

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **Individual residential Flat No.11, 2<sup>nd</sup> Floor, D.No.87(Old No. 38), “Gokulam Apartments”, 2<sup>nd</sup> Main Road, Gandhi Nagar, Adyar, R.S.No.9, T.S.No.11, Block No. 30 of Kottur Village, Chennai had been completed before 28.02.1999.** The property tax assessment notice with working sheet GRS No. R151/270 dated 01.03.1999 of Corporation of Chennai was accepted as credible evidence.

Regularisation may be considered subject to usual conditions including collection of applicable charges and fees.

**Agenda Item No. 53.10** CMDA – Reg. Unit – Reg.III Dn. – Regularisation of GF + 3F Clinic cum Residential building with 1 dwelling unit at Door No.2, Apavoo Street in R.S. No.167/60, Block No.5 of Triplicane, Chennai – Evidence furnished – Subject placed before Monitoring Committee for decision – Regarding.

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **GF + 3F Clinic cum Residential building with 1 dwelling unit at Door No.2, Apavoo Street in R.S. No.167/60, Block No.5 of Triplicane, Chennai** had been completed before 28.02.1999. The property tax assessment notice with working sheet GRS No. Z084/73, dated 01.03.1999 of Corporation of Chennai was accepted as credible evidence. Regularisation may be considered subject to remission of property tax arrears, after obtaining a re-assessment from Corporation of Chennai for the actual floor area for which regularization was applied for the period 1998-99 till date and submission of proof of the same to CMDA and usual conditions including collection of applicable charges and fees.

**Agenda Item No. 53.11** CMDA – Reg.Unit – Reg.I Division - Regularisation of individual flat at GF in the residential building of GF + 2F at D.No. 22, New No. 42, Flat No. 1, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village – Subject placed before the Monitoring Committee for decision – Reg.

**Minutes** Deferred. The regularization application have to be examined further and the nature of the violations to be mentioned with respect to approved plan.

**Agenda Item No. 53.12** CMDA – Reg.Unit – Reg.I Division - Regularisation of an individual flat at 1<sup>st</sup> floor in the residential building of GF + 2F at D.No. 22, New No. 42, Flat No. 7, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village – Subject placed before the Monitoring Committee for decision – Reg.

**Minutes** Deferred. The regularization application have to be examined further and the nature of the violations to be mentioned with respect to approved plan.

**Agenda Item No. 53.13** CMDA – Reg.Unit – Reg.I Division - Regularisation of an individual flat at Ground Floor in the residential building of GF + 2F at D.No. 22, New No. 42, Flat No. 3, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village – Subject placed before the Monitoring Committee for decision – Reg.

**Minutes** Deferred. The regularization application have to be examined further and the nature of the violations to be mentioned with respect to approved plan.

**Agenda Item No. 53.14** CMDA – Reg.Unit – Reg.I Division - Regularisation of an individual flat at 1<sup>st</sup> floor in the residential building of GF + 2F at D.No. 22, New No. 42, Flat No. 4, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village – Subject placed before the Monitoring Committee for decision – Reg.

**Minutes** Deferred. The regularization application have to be examined further and the nature of the violations to be mentioned with respect to approved plan.

**Agenda Item No. 53.15** CMDA – Reg.Unit – Reg.I Division - Regularisation of an individual residential flat at Ground Floor in the GF+3F building at D.No. 11, Flat No. 2, Thiagaraya Street, T. Nagar, Chennai – 17 in T.S.No. 6812, Block No. 106 of T.Nagar Village – Subject placed before the Monitoring Committee for decision – Reg.

**Minutes** Deferred. The regularization application have to be examined further and the nature of the violations to be mentioned with respect to approved plan.

**Agenda Item No. 53.16** CMDA – Reg.Unit – Reg.I Dn. - Regularisation of Residential (1 dwelling unit) and Commercial (LIC Office & shop) building of GF+3F at Old Door No.101, New Door No.222, Rajeswari Nagar, Virugambakkam, Chennai-92 in S.No.169/1 of Virugambakkam Village – Subject placed before the Monitoring Committee for decision – Reg.

**Minutes** The Monitoring Committee on going through the file resolved to accept the Regularisation of Residential (1 dwelling unit) and Commercial (LIC Office & shop) building of GF+3F at Old Door No.101, New Door No.222, Rajeswari Nagar, Virugambakkam, Chennai-92 in S.No.169/1 of Virugambakkam Village had been completed before 28.02.1999. The LIC of India letter dated 11-06-1997 requesting the applicant for offering to take part of 2<sup>nd</sup> floor – 2162 sq.ft & 3<sup>rd</sup> floor – 4230 sq.ft. on rent was accepted as credible evidence. Regularisation may be considered subject to remission of property tax arrears, after obtaining a re-assessment from Corporation of Chennai for the actual floor area for which regularization was applied for the period 1998-99 till date and submission of proof of the same to CMDA and other usual conditions including collection of applicable charges and fees and plan showing the regularisable area duly coloured along with detailed plan and site plan.

**Agenda Item No. 53.17** CMDA – Reg. Unit – Reg.II Dn. – Regularisation of an Individual residential flat at 2<sup>nd</sup> Floor in BF+GF+MF+2 Floors commercial cum residential building at No. 216/14, Puraivakkam High Road, Chennai – 7 – Evidence furnished – Subject placed before Monitoring Committee for decision – Regarding.

**Minutes** The Monitoring Committee on going through the file resolved to accept that the regularisation of an individual residential flat at 2<sup>nd</sup> Floor in BF+GF+MF+2 Floors commercial cum residential building at No. 216/14, Puraivakkam High Road, Chennai – 7 had been completed before 28-02-1999. The Corporation of Chennai Property tax assessment GRS. No.Z071/00263, dated 01-03-1999 with



effect from 2/98-99 was accepted as credible evidence. Regularisation may be considered subject to usual conditions including collection of applicable charges and fees.

**Agenda Item No. 53.18** CMDA – Reg.Unit – Reg.I Division - Regularisation of an individual flat at 1<sup>st</sup> floor in the residential building of GF + 2F at D.No. 22, New No. 42, Flat No. 5, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village – Subject placed before the Monitoring Committee for decision – Reg.

**Minutes** Deferred. The regularization application have to be examined further and the nature of the violations to be mentioned with respect to approved plan.

**Agenda Item No. 53.19** CMDA – Regularisation Unit – Reg.I & I Divn. – Regularisation of Ground Floor + 2 floors and additional Construction of Ground floor AC sheet roof structures (industrial – Garments) at Door No.A7 & A8, Guindy Industrial Estate in T.S.No.35 pt. 87 pt., Block No.34 part of Adayar Hamlet Village – Monitoring Committee – Decided to seek clarification from Chief Inspector of Factories – Clarifications received – Examined - Placed before the Monitoring Committee for suitable decision – Reg.

**Minutes** The Monitoring Committee on going through the file resolved to accept the evidence furnished by the applicant wherein the second floor is shown in the plan approved by Joint Chief Inspector of Factories in Letter No.Ni.Mu.3107/98, dated 30-03-1998. Regularisation may be considered subject to relaxation of the staircase in the side set back (North-East corner), as the Joint Director, DF & RS opined that another staircase is necessary when the area exceeds 500 sq.m. The other usual conditions including collection of applicable charges and fees shall be applicable.

**Agenda Item No. 53.20** CMDA – Reg.Unit – Reg.I & I Dn. - Regularisation of GF +FF+2F part Institutional building for Clinic and Hostel for physically challenged persons at No. 23A, 3<sup>rd</sup> Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai-41- Examined– Subject placed before the Monitoring Committee for decision – Reg.

**Minutes** The Monitoring Committee on going through the file resolved to accept the letter received from the Commissioner Corporation of Chennai vide No.WDC.D10/PPA/3189/99, dated 14-07-1999, stating that the Building was completed and occupied for the use of Hostel and Clinic for the physically

challenged persons and inspection report of CMDA dated 10-11-1999 wherein it was reported that the existing GF + FF + 2<sup>nd</sup> Floor (pt) building has been completed and occupied as credible evidence. Regularisation may be considered for the GF + FF + 2<sup>nd</sup> Floor part subject to relaxation of the swimming pool of size 17'9" x 32'3"x 4'0" (below Ground level); Motor room for Sand filter at Ground floor and one room at Terrace Floor and removal of the existing structures with A/C sheet roof such as veranda and office room at ground floor. The other usual conditions including collection of applicable charges and fees shall apply.

**Agenda Item No. 53.21** CMDA – Development Regulations – Maximum permissible height for special building/Group Developments for residential and commercial developments – Amendments to DR – Subject placed before the Authority for decision.

**Minutes** This subject was discussed in detail. It was explained to the Monitoring Committee that the amendment proposed to DR in increasing the height of the building for Special Building/Group Development from 15.25 m. to 17 m. is to accommodate AC ducts for the provision of centralized air conditioning system. No FSI or any other benefit extended by increasing the height of the building. The official of DF & RS also recommended for the increase of height from 15.25 m. to 17 m. for Special Building/Group Development.

Accordingly, the Monitoring Committee resolved to recommend to Government for suitable amendments to DR for increasing the height from 15.25 m to 17 m. for Special Building/Group Development.

**Agenda Item No. 53.22** CMDA – Enforcement Cell – Issue of Completion Certificate for obtaining service connections – Details placed before the 53<sup>rd</sup> Monitoring Committee for information.

**Minutes** Recorded.

**General:**

One of the non-official members of the Monitoring Committee wanted a detailed note on the relaxation of certain parameters in the G.O. issued in G.O.(Ms.) No.52, H & UD Dept., dated 25.03.2015 regarding issue of planning permission for an institutional building at Chikkarayapuram Village, Kundrathur Main Road, Chennai applied by M/s Sri Muthukumaran Educational Trust. He

has also raised an issue that how the site was reclassified, when the existing buildings are in violation of Development Regulations. The Monitoring Committee discussed the subject and decided to place a detailed note of the present status of applications for planning permission and Reclassification in the ensuing Monitoring Committee Meeting.

Sd/xxx  
VICE-CHAIRMAN (i/c), CMDA &  
CONVENOR, MONITORING COMMITTEE

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PERSONNEL MANAGER (REG.UNIT)

**General:**

One of the non-official members of the Monitoring Committee wanted a detailed note on the relaxation of certain parameters in the G.O. issued in G.O.(Ms.) No.52, H & UD Dept., dated 25.03.2015 regarding issue of planning permission for an institutional building at Chikkarayapuram Village, Kundrathur Main Road, Chennai applied by M/s Sri Muthukumaran Educational Trust. He has also raised an issue that how the site was reclassified, when the existing buildings are in violation of Development Regulations. The Monitoring Committee discussed the subject and decided to place a detailed note of the present status of applications for planning permission and Reclassification in the ensuing Monitoring Committee Meeting.